

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON THE APPLICATION OF  
LAFAYETTE PLACE ASSOCIATES FOR THE AUTHORIZATION  
AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS  
GENERAL LAWS (TER.ED.) CHAPTER 121A AS AMENDED,  
AND CHAPTER 652 OF THE ACTS OF 1960, TO BE  
UNDERTAKEN AND CARRIED OUT BY A LIMITED PARTNERSHIP  
ORGANIZED PURSUANT TO M.G.L., C.109, AND APPROVAL  
TO ACT AS AN URBAN REDEVELOPMENT LIMITED PARTNERSHIP  
UNDER SAID CHAPTER 121A.

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A. The Hearing. A public hearing was held at 2:00 p.m. on July 5, 1979, continued on July 19, 1979, August 2, 1979 and August 23, 1979, in the offices of the Boston Redevelopment Authority (hereinafter called the "Authority"), at City Hall, Room 921, Boston, Massachusetts 02201, by the Authority on an Application dated June 21, 1979, (hereinafter called the "Application"), filed by Mondev Mass., Inc. and Sefrius Corp. on behalf of Lafayette Place Associates, for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended, (hereinafter called the "Project"), due notice of said hearing having been given previously by publication on June 25, 1979, July 2, 1979, July 11, 1979, July 23, 1979, August 10, 1979 in the Boston Herald American, a daily newspaper of general circulation published in Boston and mailing postage prepaid in accordance with Rule 4 of the Rules and Regulations of the Authority for securing approval of Chapter 121A projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended. Robert L. Farrell, Chairman of the Authority, James G. Colbert, Joseph J. Walsh, James K. Flaherty and James E. Cofield, Jr., members of the Authority, were present at the hearing.

B. The Project. The Project Area consists of certain real property bounded by Washington Street, the northerly line of Avon Street (discontinued), Chauncy Street, a new public way to be constructed, Avenue deLafayette, Harrison Avenue Extension, and a redefined Hayward Place, as shown on plans filed with the Application as Exhibits 2 and 3.

As described in such exhibits, Parcels A and B of the Project Area consist of the real property above and certain easements and space within a multi-level parking facility



to be constructed by the City of Boston. The Project Area will be acquired from the City of Boston in the manner described in the Tripartite Agreement dated December 22, 1978, among the Boston Redevelopment Authority, the City, Sefrius Corp. and Mondev Mass., Inc. on file with the Secretary of the Authority.

The Project consists of the purchase of the Project Area from the City of Boston and the construction, operation and maintenance therein of a hotel, retail and commercial complex in accordance with the Tripartite Agreement. Exhibit 3 of the Application shows the allocation of Project improvements between Parcels A and B.

The Project improvements located on Parcel A will consist of a hotel containing approximately 525 rooms on the Chauncy Street side of the Project Area. The hotel lobby will interrelate with the public spaces contained in the center of the Project. The hotel proper will rise from a complex containing meeting rooms, restaurants, service and recreational amenities and support facilities. The Parcel A improvements will be above and adjacent to the retail improvements in Parcel B.

The improvements located on Parcel B will consist of not less than 250,000 gross leasable square feet of retail and commercial space on four levels, with limited additional retail space at the street level at Chauncy Street and Avenue de Lafayette. Major entrances will be located on Washington Street, Avenue de Lafayette and Summer Street via a specially designed new pedestrian mall through the Jordan Marsh store at its main level. Commercial uses other than retail may be provided. The improvements on Parcel B have been designed to permit the elimination of one level if dictated by Project needs.

As described in Exhibit 9 of the Application, a public plaza and malls and pedestrian circulation system will be constructed within Parcel B. Together with the malls and circulation system, the plaza will serve as a means of access to and egress from the Parking Facility. The malls and circulation system will support pedestrian circulation including vertical access between the retail levels, and pedestrian access to the Parking Facility. The malls and circulation system will be enclosed, provided with heat, ventilation, and air conditioning.



The Parking facility constructed by the City of Boston beneath Parcels A and B has been designed for expansion beneath Parcel C. The Parking Facility will have (i) suitable pedestrian ingress and egress, including fire egress to Chauncy Street from the Project and the adjacent Jordan Marsh store and vertical access between the Parking Facility and the plaza and malls described above and the Project hotel; (ii) a drive-through passageway from Chauncy Street to Avenue deLafayette, allowing the pick-up and discharge of persons using the Project and the Parking Facility; and (iii) other areas and easements supportive of the Project, including retail space, mechanical, electrical, drainage, ventilation, ducts, and loading space, and structural support. At least 225 spaces in the Parking Facility will be reserved for the Project hotel, and paid for at a daily rate not to exceed 5% of the average daily non-discounted room rate (but not less than \$60) for the hotel determined on an annual basis. Other public improvements will be provided in and adjacent to the Project Area, including Avenue deLafayette, certain betterments to Bedford Street and Chauncy Street, sidewalk paving, curbs, street paving, public lighting, traffic signals, surface drainage, landscaping and street furniture. The public improvements are necessary to and supportive of the Project.

Because Parcel C may not be acquired as provided in Exhibit 9 to the Application, until the City of Boston has demolished the structure presently located thereon and determined whether or not to extend the Parking Facility to the subsurface area of Parcel C, the Applicants are not requesting Authority approval of improvements for that portion of the Project Area.

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing, and arguments and statements made at the hearing.



D. Project Area.

The Project as defined in the Application constitutes a "Project" within the meaning of Section 1 of Chapter 121A of the General Laws, providing, as it does, for the construction in a blighted, open and decadent area of a hotel, retail and commercial space.

The Bedford West Urban Renewal Area, which underlies a portion of the Project Area was declared by the Authority, with the approval of the City Council of the City of Boston, and the concurrence of other appropriate state and federal agencies to be a blighted, open, decadent and substandard area. The Authority found that the existing streets and related facilities were deficient and required reconstruction or other improvements to eliminate the deficiencies and to bring the streets to acceptable standards. Norfolk Place in particular was found to be inadequate in width. The Authority further found that the Urban Renewal Project Area was a decadent area that was detrimental to safety, health, morals, welfare and sound growth of the community because of its substantial change in business and economic conditions, and because of inadequate light and air and open space, and because of inadequate streets that make it improbable that the Area will be redeveloped by the ordinary operations of private enterprise.

Bedford West Urban Renewal Area is both the center and a substantial portion of the Project Area. The findings of the Authority with respect to Bedford West apply equally to the surrounding land of the Project. The fact that the Bedford West area has remained undeveloped for over five years has intensified and accelerated the deterioration of the adjacent properties.

The block bounded by Washington, Avon, Chauncy, and Bedford Streets has become badly deteriorated and is currently undergoing complete demolition. Together with the Bedford West site it makes up more than half of the Project Area and creates a vast blighted open area in the heart of the Central Business District.



The blocks bounded by Washington Street, Norfolk Place, Harrison Avenue Extension and Hayward Place and Bedford Street, Chauncy Street, Exeter Place and Harrison Avenue Extension are vacant, except for temporary surface parking and the discontinued Hayward Place Garage structure. A segment of Washington Street in the immediate vicinity of the Project is an adult entertainment district known popularly as the "Combat Zone". It has fallen into a decadent, substandard condition which is detrimental to the safety, health, morals and sound growth of the entire community. For all of these reasons, if the Project Area remains undeveloped, the blight and unfortunate physical, moral and economic conditions existing in and around the Project Area will continue.

The unique development characteristics of the Project give rise to special problems and costs which render conventional private development unlikely, including the requirement of funding a development and acquisition cost for the Project substantially in advance of completion of the underlying Parking Facility and commencement of private construction and the risks attendant to relying on the timely completion and quality of the underlying construction. The size of the blighted area making up the Project site and the seriousness of the decay and of the depressed economic conditions, together with the decadent and substandard condition of adjacent properties, necessarily require a large-scale development effort to reverse the steady trend toward decay and to provide a sufficiently credible economic presence to encourage smaller scale private revitalization of salvagable neighborhood buildings and businesses. In furtherance of these objectives, it is necessary that the public improvements particularly the plaza, malls, pedestrian circulation system within the Project Area, as well as the utilization of space within the Parking Facility, all as outlined above exist to support the Project. Without such improvements, and the utilization of space the Project would not be feasible. These improvements are consistent with the public purpose of the project and the objectives of the Bedford West Urban Renewal Plan and Sections 14 of Chapter 121A and Section 23 of Chapter 121B (to be implemented in accordance with the Tripartite Agreement).



Further, as is evidenced by the requirement of the mortgage lender attached to the Application, that the real estate taxes be limited to contain percentages of the Project's estimated gross annual income, which percentage levels can only be lawfully agreed to by the City of Boston under G.L. Chapter 121A and Chapter 6A, the site would not be developed. These conditions and other factors referred to in the Application and this Report and Decision warrant the carrying out of the Project in accordance with Chapter 121A. The proposal constitutes a "project" within the meaning of that statute.

For these reasons it is found that the Project Area is a blighted open and decadent area within the meaning of Chapter 121A, as amended. It is unlikely that the conditions will be remedied by the ordinary operations of private enterprise.

The Project will provide substantial financial return to the City of Boston. The amounts to be paid in lieu of real estate taxes by the Applicants are set forth in the Application. There shall be paid to the City of Boston a percentage payment in lieu of real estate taxes, in each of the fifteen (15) calendar years after approval of the Project.

E. Cost of the Project. In the opinion of the Authority, the cost of the Project has been realistically estimated in the Application and the Project is practicable. The estimated minimum cost of the Project will be approximately \$65,000,000. The cost of the Project will be financed through mortgage loans from institutional lenders, with additional financing provided by Intercontinental Hotels Corporation and the Project owners. The loan agreement with Intercontinental Hotels Corporation will provide for that corporation to bear one-third of any losses after fixed charges relating to the hotel during the life of the loan. The Owner will lease Parcel A to Intercontinental Hotels Corporation or a wholly-owned subsidiary for a fifteen year term subject to a twenty-five year renewal option. Rent under the lease will constitute the gross income of the Owner relating to the hotel under Section 10 of Chapter 121A.



Therefore, in order to separately finance the different elements of the Project, the Authority hereby consents to the transfer of the Owner's rights with respect to and interest in Parcels A and C to separate limited partnerships, Lafayette Place Hotel Associates and Lafayette Place Hayward Associates, the general partners of both are Sefrius Corp. and Mondev Mass.Inc. The certificates of limited partnership and limited partnership agreements are filed with the Application. The only persons natural or corporate, who prior to completion of the project, have or will have, directly or indirectly any beneficial interest in the project are as follows:

- Sefrius Corp.
- Mondev Mass. Inc.
- Lafayette Place Associates
- Lafayette Place Hotel Associates
- Lafayette Place Hayward Associates
- Intercontinental Hotels Corporation
- Stockholders or affiliates of the above.
- Permitted transferees under Section 9.03 of the Tripartite Agreement
- Mortgage lenders approved by the Authority or persons who may acquire from or through such lenders.

Experience with similar financing and organization methods persuades the Authority that the financial program is realistic.

F. Consistency with Master Plan. The Project does not conflict with the Master Plan for the City of Boston as the Project Area comes within a classification in the Master Plan which permits buildings and uses of the kind proposed by the Applicants.

G. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the City of Boston or to the public safety and convenience and is not inconsistent with the most suitable development of the Project Area neighborhood or of the City. The Project will, in fact, forward the best interests of the City and will constitute a public use and benefit. The Schematic Plans of the structure to be built on the Project Site has been reviewed by the Design Review Staff of the Authority, and approved with four exceptions as noted in a letter from Mitchell/Giurgola Architects to Anthony Blacket of the Authority dated June 18, 1979, confirmed by the Director in a subsequent letter to Marco Ottieri of Mondev International, and is subject to further design review. The Authority finds that this project will enhance the general appearance of the



Area and will furnish attractive and necessary landscaping and provide much needed hotel facilities. The Project will have a positive economic impact on the neighborhood surrounding the Project Area and on the City of Boston. During construction of the Project, the Project general contractor will be required, to the best of its ability, to grant preference in hiring to Boston residents.

H. Environmental Considerations. Pursuant to the provisions of Section 61 of Chapter 30 of the General Laws (as inserted by Chapter 781 of the Acts of 1972), the Authority hereby finds and determines that the Project will not result in significant damage to or impairment of the environment and further finds and determines that all practicable and feasible means and measures have been taken, or will be utilized, to avoid or minimize damage to the environment.

As a result of the investigations and report of the Authority's staff and of its own knowledge, the Authority hereby finds that:

1. The Project will not adversely affect any open space or recreation area or any aesthetic values in the surrounding area.
2. The Project will not adversely affect any archaeological or historical site, structure, or feature.
3. The Project will not adversely affect any significant natural or man-made feature or place but is determined to be compatible with the surrounding environment.
4. Being located in an urban area, the Project will not affect any wilderness area or area of significant vegetation and will not adversely affect any rare or endangered fisheries, wildlife or species of plants.
5. The Project will not alter or adversely affect any flood hazard area, inland or coastal wetland, or any other geologically unstable area.
6. The Project will not involve the use, storage, release, or disposal of any potentially hazardous substances.
7. The Project will not affect the potential use or extraction of any agricultural, mineral, or energy resources.
8. The Project will not result in any significant increase in consumption of energy or generation of solid waste.
9. The Project will not adversely affect the quantity or quality of any water resources and will not involve any dredging.



10. Except necessarily during the construction phase, the Project will not result in the generation of a significant amount of noise, dust, or other pollutants, and will not adversely affect any sensitive receptors.
11. The Project will not adversely affect any area of important scenic value.
12. The Project will not conflict with any Federal, State, or local land use, transportation, open space, recreation, and environmental plans and policies.

In order to avoid or minimize any damage to the environment, the Authority hereby requires that the applicant comply with the following conditions:

1. The Applicant shall comply with the City of Boston Air Pollution Control Commission's Regulations for the Control of Noise and Regulations for the Control of Atmospheric Pollution during all phases of construction activity.
2. The Applicant shall comply with the provisions of the Parking Freeze Permit issued by the City of Boston Air Pollution Control Commission to the City of Boston Real Property Department, dated November 15, 1977, or as hereinafter amended.
3. The Applicant shall comply, together with the City of Boston, with the conditions as set forth by the Advisory Council on Historic Preservation by letter dated February 26, 1979, and concurred in by the Authority on March 2, 1979, including the submittal of final plans and specifications to the Massachusetts State Historic Preservation Officer & the Advisory Council for review and approval prior to commencement of construction, which letter is attached hereto and made a part of this Report and Decision.
4. The Applicant, to the extent reasonable given the current state of development, shall implement the mitigation measures to avoid or minimize environmental impact as described in the Final Environmental Impact Statement for the Lafayette Place project, dated November 30, 1978.
5. The Applicant shall establish a construction review group to include representatives of the Project contractors, the Applicant, the Authority, and representatives of other developers and contractors of projects occurring concurrently in the immediate vicinity of the Lafayette Place project, to review overall construction activities in the project area and immediate vicinity and to make recommendations where appropriate in order to minimize potential adverse impacts on surrounding neighborhoods.



I. Minimum Standards. The minimum standards for financing, construction, maintenance and improvement of the Project as set forth in Exhibit 13 filed with and attached to the Application, are hereby adopted and imposed as Rules and Regulations (in addition to those hereinafter adopted and imposed) applicable to this Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, as amended.

In addition to the minimum standards set forth in Exhibit 13, the Authority hereby requires that the Applicants, prior to obtaining a building permit, (1) enter into a Regulatory Agreement with the Authority pursuant to the requirements of General Laws, Chapter 121A, Section 18C, and containing such other terms and conditions as the Authority may in its discretion deem necessary and appropriate; (2) submit to the Authority for its review and approval all plans and specifications for the Project as the Authority may require and accept such changes and modifications thereto as the Authority may deem necessary or appropriate, including but not limited to public access to the Project Area; and (3) adhere to such design review controls and requirements as the Authority may in its discretion impose. All plans and specifications for Parcel C are subject to complete review by the Authority.

The carrying out of the Project will not require the grant of a permit for the erection, maintenance and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than 50 pupils, or as a public or private hospital having more than 25 beds, or as a church.

The Project involves the construction of units which constitute a single building under the State Building Code and zoning laws. The Authority herewith finds that such units constitute separate units for the purposes of G.L. c.138 as the Project will include a hotel with restaurants, taverns and function rooms and may include other restaurants, taverns or package stores in other units.



J. Zoning Code Deviations.

Exhibit 11 to the Application lists the zoning code deviations requested. For the reasons set forth in the Application and the evidence presented at the hearing, the Authority finds that the deviations attached hereto and incorporated by reference as Exhibit A are necessary for the carrying out of the total project and are therefore granted without substantially derogating from the intent and purposes of the applicable laws, codes, ordinances and regulations respectively.

K. Duration of Period of Tax Exemption. The Applicants do not request any extensions to the base term of fifteen (15) calendar years for the Project's period of tax exemption pursuant to applicable provisions of Chapter 121A.

L. Decision. For all the reasons set forth in the foregoing report, the Authority hereby approves the undertakings by the Applicant of the Project pursuant to Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, subject to the provisions as set forth above.



EXHIBIT A

Statement of Permission Required for  
Project To Deviate From Zoning Laws

The following is a statement of all permissions which so far as known to the applicants, will be required for the Project, to be constructed in the Project Area, to deviate from the Boston Zoning Code:

In order to cause the transfer of the different elements of the Project to separate limited partnerships for financing purposes, each element must individually comply with the requirements of the Boston Zoning Code. So far as is known to the applicants, the following deviations from the Code will be required:

I. PARCEL A:

Article 2-1(26) (definition of "lot"): Deviation, to the extent needed, to allow air rights parcel to constitute a separate lot for zoning purposes.

Article 8 (uses): Deviation from requirement for a conditional use permit for Section 8-7, Table A, Use Item 36A: "Sale over the counter, not wholly incidental to a use listed under Use Item No. 34 [store primarily serving the local retail business needs of the residents of the neighborhood] or Use Item No. 37 [lunch room, restaurant, or cafeteria] or Use Item No. 50 [drive-in restaurant], of on-premises prepared food or drink for off-premises consumption or for on premises consumption if, as so sold, such food or drink is ready for take-out".

Article 13 and subsidiary provisions related thereto (dimensional requirements): Deviation, to the extent needed, from characterization of hotel as a dwelling or dwellings for the purposes of Section 13-1, Table B, and Section 13-4 and for subsidiary provisions embodying the same concept.

Article 15 (floor area ratio): The formula for determining floor area ratio cannot meaningfully be applied to an air rights lot. Accordingly, a deviation, to the extent needed, from the applicable floor area ratio requirement.



Article 20 (rear yards): Deviation to eliminate the rear yard requirement. (Note: Jordan Marsh is treated as rear lot line for Parcel A.)

Article 21 (setback of parapet): A deviation, to the extent needed, from the required setback along all lot lines.

Article 24 (off-street loading):

(1) A deviation to allow for the provision of fewer off-street loading bays than the number required by Section 24-1;

(2) A deviation from the requirements of Section 24-2, including Section 24-2(C) which requires that each loading bay be located entirely on the lot.

## II. PARCEL B:

Article 2-1(26) (definition of "lot"): A deviation, to the extent needed, to allow an air rights parcel to constitute a separate lot for zoning purposes.

Article 8 (uses): Deviation from requirement for a conditional use permit for Section 8-7, Table A, Use Item 36A: "Sale over the counter, not wholly incidental to a use listed under Use Item No. 34 [store primarily serving the local retail business needs of the residents of the neighborhood] or Use Item No. 37 [lunch room, restaurant, or cafeteria] or Use Item No. 50 [drive-in restaurant], of on-premises prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out".

Article 15 (floor area ratio): The formula for determining floor area ratio cannot meaningfully be applied to an air rights lot. Accordingly, a deviation, to the extent needed, from the applicable floor area ratio requirement.

Article 21 (setback of parapet): A deviation, to the extent needed, from the required setback along all lot lines, including those along Washington Street, the street to be constructed (Avenue de Lafayette), and Chauncy Street.



Article 24 (off-street loading):

(1) A deviation to allow for the provision of fewer off-street loading bays than the number required by Section 24-1;

(2) A deviation from the requirements of Section 24-2, including Section 24-2(c) which requires that each loading bay be located entirely on the lot.

III. PARCEL C:

Article 2-1(26) (Definition of "lot"): A deviation, to the extent needed, to allow air rights parcel to constitute a separate lot for zoning purposes.



*R. M. M. M.*

Advisory  
Council On  
Historic  
Preservation

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1522 K Street NW.  
Washington D.C.  
20005

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February 26, 1979

Mr. Joe Berlandi  
Director of Downtown Development  
Boston Redevelopment Authority  
City Hall Square  
Boston, Massachusetts 02201

Dear Mr. Berlandi:

On January 10, 1979, we received a determination from the City of Boston that its proposed Urban Development Action Grant for the Lafayette Place Development project, Boston, Massachusetts, would have no adverse effect on the Washington Street Theatre District, a property that has been determined to be eligible for inclusion in the National Register of Historic Places.

The Council has reviewed the documentation submitted to support your determination and, on February 22, 1979, the project was further clarified in a telephone conversation between you and Ms. Sharon Conway of the Council staff. Both parties understand that the project elevations and cross-sections submitted to the Council for review are preliminary schematics only, and do not necessarily depict the final massing and design for Lafayette Place. The Boston Redevelopment Authority will continue to consult with the Massachusetts State Historic Preservation Officer (SHPO) during design development, giving particular attention to the following areas:

1. creation of pedestrian entrances from Washington Street into all areas of the Lafayette Place project to encourage pedestrian circulation between the two areas, and
2. consideration of design techniques that would provide visual relief in the Washington Street facade of the project, i.e., varying the height of that facade, creation of surface designs by fenestration, or variations in surface textures.

If the project is developed with these considerations in mind, the Executive Director will not object to your determination



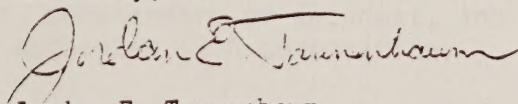
of no adverse effect if the following additional condition is met:

Prior to commencing construction, the City of Boston will submit the final plans and specifications to the Massachusetts State Historic Preservation Officer and the Advisory Council for review and approval. If, after review of the documentation, the SHPO or the Council is of the opinion that the undertaking will adversely affect the resource, the city will request the comments of the Council in accordance with Section 800.4(e) of the Council's Procedures.

If you agree to this condition, please sign on the concurrence line below and return this letter to us. Upon receipt we will acknowledge that the Executive Director does not object to your determination of no adverse effect. This will satisfy your responsibility pursuant to Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. sec. 470f, as amended, 90 Stat. 1320) and the Council's "Procedures for the Protection of Historic and Cultural Properties" (36 CFR Part 800).

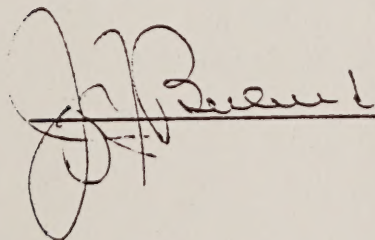
Thank you for your cooperation.

Sincerely,



Jordan E. Tannenbaum  
Chief, Eastern Office  
of Review and Compliance

I concur:



(Date) 3/2/75



# Boston Redevelopment Authority

James E. Cofield, Jr./Board Member

City Hall  
1 City Hall Square  
Boston, Massachusetts 02201  
Telephone (617) 722-4300

September 6, 1979

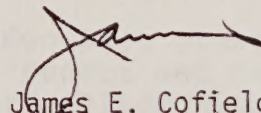
Mr. Robert L. Farrell, Chairman  
Boston Redevelopment Authority  
One City Hall Plaza  
Boston, Massachusetts 02201

Dear Bob:

Lafayette Place Associates has developed an interesting proposal for the development of the site known as Lafayette Place. The completed project promises to be extremely beneficial to the City of Boston, its residents and the downtown business community. Additionally, it is my understanding that the developer has worked diligently under the complicated Tripartite Agreement and that progress under the agreement has been measurable.

Notwithstanding the above, however, it is my considered opinion that the project does not qualify for approval under General Laws Chapter 121A and St. 1960, c. 652, as amended. The subject project area is to be substantially completed by the City of Boston prior to the developer beginning construction on the proposed project. It is estimated that in excess of \$25 million in public monies will be invested in the subject project area, specifically in anticipation of the proposed development. In view of these major improvements to the site, it is clearly my view that the project area is not, or will not be, blighted open, substandard or decadent, and thus does not meet the statutory requirements for a chapter 121A corporation.

Very truly yours,



James E. Cofield, Jr.

JEC/je

## MEMORANDUM

SEPTEMBER 6, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: REPORT AND DECISION ON THE CHAPTER 121A APPLICATION  
OF LAFAYETTE PLACE ASSOCIATES

On July 5, 1979, continued on July 19, 1979, August 2, 1979, and August 23, 1979, the Authority conducted a public hearing with respect to the above-captioned Application. The Authority continued the hearing until the Applicant could present evidence of financing.

The Project consists of the acquisition of the Project Area, construction, operation and maintenance of 525 hotel rooms, and not less than 250,000 gross leasable square feet of retail and commercial space.

The Staff has examined the Application and found that it contained sufficient evidence in support of the Project to permit the Authority to make those findings and determinations necessary to proceed with the approval of the Project.

It is therefore recommended that pursuant to Chapter 121A of the General Laws, the Authority adopt the Report and Decision approving the Project.

An appropriate Vote follows:

VOTED: That the document presented at this meeting entitled "Report and Decision on the Application of Lafayette Place Associates, for the Authorization and Approval of a Project Under Massachusetts General Laws (Ter. Ed.) Chapter 121A, As Amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Limited Partnership Organized Pursuant to M.G.L., C. 109 and Approval to Act as an Urban Redevelopment Limited Partnership Under said Chapter 121A" be and hereby is approved and adopted.



